

Cumberland County Subdivision and Land Development Review Report

Municipality:	South Middleton	Surveyor/ Engineer:	All Land Services, Inc.	Owner/ Developer:	Jiri Hnizda
Plat Title:	Jiri & Marta Hnizda				
Plat Status:	Preliminary/Final	Plat Type:	Subdivision		
# of New Lots:	2	# of New Dwelling Units:	1	New Acreage Subdivided/Developed:	55.39
				Total Tract Acreage:	65.68
Zoning District:	WC	Proposed Land Use:	Same as existing		
Date Received:	4/21/2020	County Review:	4/23/2020	Reviewed by:	SH
				Checked by:	

- Plat appears to comply with applicable regulations.
- Plat appears to generally comply with applicable regulations; revisions may be required, as indicated.
- Plat appears to need substantial revision, as indicated.

Review comments with cited ordinance provisions are based on municipal regulations on file with the County Planning Department.

1. Building setback lines should be shown on all lots in the subdivision (Zoning 501.5.D).
2. The on-lot septic system and the backup/secondary drainage area for Lot 2 should be indicated on the plan. These areas should not be subdivided to another lot. In addition, Pennsylvania DEP Sewage Planning requirements for the proposed on-lot system should be addressed (SLDO 601.B.8).
3. It appears that portions of the subdivision may be located in the Steep Slope Conservation District. These areas should be delineated and the requirements of the Steep Slope Conservation District should be included on the Site Data Table (Zoning 1402).
4. All new building lots should have frontage on a public street (Zoning 1602.6). The Township should determine whether proposed Lot 2 meets this requirement.
5. The Driveway Sharing Agreement shown on the plan should be reviewed by the municipal solicitor. The Township may want to require the Applicant to record the agreement with the Cumberland County Recorder of Deeds.
6. This property appears to be enrolled in the Cumberland County Clean and Green Program and may be subject to roll-back taxes. Contact the Cumberland County Tax Assessment Office for information.
7. When obtaining the county signature for the final plan recording process, the applicant / engineer should provide a CD that includes a .dwg AutoCAD file that shows all of the parcel boundaries, lot lines, building footprints, road rights-of-way and the edge of pavement. For more information, please visit the Cumberland County Planning Department website at: <https://www.ccpa.net/3185/Plan-Submission-Recording-Procedures>.



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Aw	Atkins silt loam	1.9	2.4%
GoB	Glenville very stony silt loam, 0 to 8 percent slopes	7.7	9.9%
HgB	Highfield channery silt loam, 3 to 8 percent slopes	40.9	53.0%
HgC	Highfield channery silt loam, 8 to 15 percent slopes	20.2	26.1%
NeB	Neshaminy gravely silt loam, 3 to 8 percent slopes	6.6	8.6%
Totals for Area of Interest		77.3	100.0%

LEGEND

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- EXISTING PROPERTY SETBACK LINE
- - - PROPOSED PROPERTY SETBACK LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING STREAM
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING SOIL BOUNDARY & TYPE
- EXISTING INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING WATER LINE
- PROPOSED WATER LINE
- ⊙ EXISTING WATER STRUCTURE
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ PROPOSED WATER STRUCTURE
- ⊙ PROPOSED WATER VALVE
- ⊙ PROPOSED FIRE HYDRANT
- ⊙ EXISTING SEWER MANHOLE
- ⊙ PROPOSED SEWER MANHOLE
- ⊙ EXISTING STORM DRAIN MANHOLE
- ⊙ PROPOSED STORM DRAIN MANHOLE
- ⊙ EXISTING IRON PIN
- ERRS ⊙ EXISTING RAILROAD SPIKE
- SIP ⊙ SET IRON PIN
- SRRS ⊙ SET RAILROAD SPIKE
- SIGN
- UTILITY POLE
- WETLANDS

DRIVEWAY SHARING AGREEMENT:

- OWNERS OF LOTS 2 (NOW MICHAEL T. & STACEY J. PROGAR), 2 (NOW MARK A. STARNER) AND 3 WILL EQUALLY SHARE ALL COST INVOLVED IN THE MAINTENANCE OF THE COMMON DRIVEWAY AREA FOR THOSE LOTS. THIS WILL BE INCLUDED BUT NOT LIMITED TO, THE COST OF REPAIRING POT HOLES, RESURFACING THE DRIVEWAY, MAINTAINING DRAINAGE FACILITIES AND SNOW REMOVAL AS ALL PARTIES SHALL DEEM IT NECESSARY FOR THE PURPOSES OF MAINTAINING SAFE INGRESS AND EGRESS TO EACH OF THE PROPERTIES.
- THIS MAINTENANCE PROVISION SHALL INURE TO THE BENEFIT OF EACH PARTY, THEIR HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS SHALL RUN WITH THE LANDS OF EACH PARTY.
- EMERGENCY VEHICLES, SCHOOL BUSES, AUTHORIZED TOWNSHIP AND STATE VEHICLES SHALL BE ALLOWED USE OF SAID COMMON ENTRANCE FOR THE PURPOSE OF A TURN AROUND. EGRESS OR INGRESS WILL NOT BE ALLOWED PAST THE COMMON ENTRANCE UNLESS IN AN EMERGENCY SITUATION.
- THE OWNER OF LOT 3 ALLOWS INGRESS AND EGRESS TO LOTS 2 (NOW MICHAEL T. & STACEY J. PROGAR) AND 2 (NOW MARK A. STARNER) FOR THE PURPOSES OF ACCESS AND EXIT TO THEIR PROPERTIES. MAINTENANCE OF COMMON DRIVEWAY AREA IS SHOWN ABOVE.
- ANY ONE OF THE OWNERS SHALL HAVE THE RIGHT TO ENFORCE THE TERMS HEREOF BY AN ACTION OF LAW, BILL OF EQUITY, OR ANY OTHER PROCEEDING, AFTER FIRST GIVING THE OWNERS 7 DAYS WRITTEN NOTICE. IF SUCCESSFUL, SAID OWNER SHALL BE ENTITLED TO THE PROPORTIONATE PAYMENT FROM THE OTHERS PLUS ALL REASONABLE LEGAL FEES AND COST IN THE SAID ENFORCEMENT.

WETLANDS:

A FIELD IDENTIFICATION AND DELINEATION OF WETLANDS AND STREAMS WAS PERFORMED BY A PROFESSIONAL WETLAND SCIENTIST (SCOTT L. MARTIN PWS NO. 2820) AND THE BOUNDARIES SURVEYED BY ALL LAND LLC.

FLOOD PLAIN:

THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, FLOOD HAZARD MAP, COMMUNITY PANEL # 42041C0408E, DATED, MARCH 16, 2009 SHOWS NO FLOOD HAZARD IN OR AROUND THIS SITE.

PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE PROPOSED ADDITION LOT 1A AND LOT 3.
- THE RESIDUE LOT 1 HAS ON-LOT WATER & SEWER.
- THIS PROPERTY IS AND HAS BEEN USED AS FARM LAND.
- THE PROPOSED LOT 3 WILL HAVE ON-LOT WATER & SEWER.
- ADDITION LOT 1A SHALL BE AN ADDITION TO LAND OF STEVEN D. & LAURA S. FRANK AND SHALL NOT BE SOLD SEPARATELY.
- CONTOUR LINES ARE FROM PASDA.

ABBREVIATION LEGEND:

- EIP - EXISTING IRON PIN
- SIP - SET IRON PIN
- SMN - SET MAG NAIL
- PT - POINT
- DB - DEED BOOK
- INSTR. - INSTRUMENT
- TMP - TAX MAP PARCEL



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CUMBERLAND COUNTY PLANNING COMMISSION APPROVAL

REVIEWED BY THE CUMBERLAND COUNTY PLANNING COMMISSION ON _____ DAY OF _____, 2018

DIRECTOR

SOUTH MIDDLETON TOWNSHIP PLANNING COMMISSION APPROVAL

AT A MEETING ON _____, 20____, THE SOUTH MIDDLETON TOWNSHIP PLANNING COMMISSION REVIEWED THIS PLAN.
SOUTH MIDDLETON TOWNSHIP PLANNING COMMISSION
CHAIRMAN OR DESIGNEE

SOUTH MIDDLETON TOWNSHIP SUPERVISORS APPROVAL

AT A MEETING ON _____, 20____, THE BOARD OF SUPERVISORS OF SOUTH MIDDLETON TOWNSHIP GRANTED FINAL APPROVAL OF THIS PROJECT, BASED UPON ITS CONFORMITY WITH THE STANDARDS OF THE SOUTH MIDDLETON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND ALL CONDITIONS OF THE APPROVAL HAVE BEEN MET. THIS APPROVAL INCLUDES THE COMPLETE SET OF PLANS/REPORTS THAT ARE FILED WITH THE TOWNSHIP AND AVAILABLE FOR PUBLIC REVIEW.
SOUTH MIDDLETON TOWNSHIP BOARD OF SUPERVISORS
CHAIRMAN OR DESIGNEE

ATTEST:
SOUTH MIDDLETON TOWNSHIP SECRETARY _____

RECORDED IN THE CUMBERLAND COUNTY RECORDER OF DEEDS OFFICE
THIS _____ DAY OF _____, 2018

WAIVERS REQUESTED:

501 (per 305 a) - PRELIMINARY PLAN
601 b.1 - SCALE OF 1" = 100' MINIMUM

AGRICULTURAL NUISANCE DISCLAIMER:

THE LANDS DEPICTED ON THIS PLAN MAY BE LOCATED ADJACENT TO OR BE INVOLVED IN A NORMAL AGRICULTURAL OPERATION AS DEFINED BY PENNSYLVANIA ACT 133 OF 1982, AS AMENDED, "THE RIGHT TO FARM LAW". IF YOU PURCHASE LAND THAT IS DEPICTED ON THIS PLAN AND SAID LANDS ARE LOCATED OR INVOLVED AS DESCRIBED ABOVE, YOU MAY BE PROHIBITED FROM FILING A NUISANCE ACTION AGAINST THE OPERATORS OF A NORMAL AGRICULTURAL OPERATION. IN ADDITION, YOU MAY BE SUBJECT TO INCONVENIENCE, DISCOMFORT AND THE POSSIBILITY OF INJURY TO PROPERTY AND HEALTH ARISING FROM NORMAL AND ACCEPTED AGRICULTURAL PRACTICES AND OPERATIONS, INCLUDING, BUT NOT LIMITED TO, NOISE, DUST, ODOR, THE OPERATION OF MACHINERY OF ANY KIND INCLUDING AEROSOLS, THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION OF FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES.

LANDOWNER

JIRI & MARTA HNIZDA
3185 TEAPOT DOME DRIVE
MANCHESTER, MD 21102
PHONE 410-608-4788

SOURCE OF TITLE

INSTRUMENT #201924527
TMP #40-14-0142-026

STATEMENT OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED PERSONS, PERSONALLY APPEARED JIRI HNIZDA AND MARTA HNIZDA, WHO BEING DULY SWORN ACCORDING TO LAW, DISPOSES AND SAYS THAT HE/SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND PLAN, THAT THE APPLICATION AND THE PLAN ARE SUBMITTED WITH THE FREE WILL AND CONSENT OF THOSE WHO HAVE SIGNED, THAT HE/SHE DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

NOTARY: _____ DATE: _____, 20____

LOT AREAS:

RESIDUE OF LOT 1: TOTAL AREA 448,337 S.F. OR 10.2924 ACRES
ROAD R/W AREA 7,454 S.F. OR 0.1711 ACRES
NET AREA 440,883 S.F. OR 10.1213 ACRES
LOT 1A: TOTAL AREA 9,945 S.F. OR 0.2283 ACRES
LOT 3: TOTAL AREA 2,402,899 S.F. OR 55.1630 ACRES
ROAD R/W AREA 1,108 S.F. OR 0.0275 ACRES
NET AREA 2,401,791 S.F. OR 55.1355 ACRES
TOTAL ACREAGE = 65.6837 ACRES

SITE DATA:

ZONING DISTRICT: WC - WOODED CONSERVATION
MINIMUM LOT AREA: 10 ACRES
MINIMUM LOT WIDTH: 300'
MINIMUM FRONT SETBACK: 50'
MINIMUM SIDE SETBACK: 30'
MINIMUM REAR SETBACK: 50'
MAXIMUM BUILDING HEIGHT: 35'
REQUIRED PARKING SPACES: 2
MAXIMUM BUILDING COVERAGE: 10%;
ACTUAL - LOT 1 = 0.9%, LOT 3 = 0.1%;
MAXIMUM PERMITTED IMPERVIOUS COVERAGE: 20%;
ACTUAL - LOT 1 = 1.7%, LOT 3 = 0.5%

GENERAL PLAN / REPORT DATA

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SUBDIVISION OF LAND SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SOUTH MIDDLETON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

SURVEYOR'S SEAL

DATE: _____, 20____

CUMBERLAND COUNTY PENNSYLVANIA

SOUTH MIDDLETON TOWNSHIP

JIRI & MARTA HNIZDA
FINAL SUBDIVISION PLAN

PROPOSED LOT 3 & LOT ADDITION 1A

SHEET **01** OF 01

DATE: 4/21/2020

DESCRIPTION: _____

PLAN CREATION DATE: _____

REVISIONS:

#	DATE	DESCRIPTION
1		

DRAWN BY: HMB
CHECKED BY: HMB
JOB NUMBER: 19-236

Tel: (717) 264-0804
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LAND SURVEYING